

**STILLWATER COUNTY PLANNING BOARD
MINUTES OF MEETING**

Wednesday, October 7th, 2020 at 7:00p.m.
Stillwater County Pavilion,
328 5th Avenue N., Columbus, MT

BOARD MEMBERS PRESENT: Carolyn Hutson, Dan Sayer, Bob VanOosten, Gary Enstrom, Steve Arnold; Curtis Jacobs and Ray Karls via Zoom

BOARD MEMBERS NOT PRESENT: Karen Heyneman, Jerry Edwards

STAFF: Forrest Mandeville, Stephanie Ray, and Christine Baker

OTHERS: Fiona Nave, Myron Gross, Nancy Gross, Will Guenthner, Rick Sidwell, Travis West, Elizabeth Kalinowski, Shariah Gabel and Israel Sanchez and Joseph Kalinowski, Lynn Johnson, Ben Chavers, Lou Chavers via Zoom

I. CALL TO ORDER. Gary Enstrom President of the board called the meeting to order at 7:00 p.m.

A. Public Comments. Nothing at this time

B. Disclosures of Conflicts of Interest and Ex-Parte Communications. Nothing at this time.

II. MINUTES:

A. Minutes: Motion to approve Bob, second Carolyn; motion passed.

III. PUBLIC HEARING:

A. Hillbrook Subdivision Phase 4 Development:

- 1. Open Public Hearing:** Gary Enstrom recused himself as chair as he lives in the current Hillbrook Subdivision. Bob VanOosten acted as chair.
- 2. Presentation by Developer:** Engineering West, on behalf of Myron and Nancy Gross, has submitted a preliminary plat application and materials for the Hillbrook Estates Major Subdivision, Fourth Phase. Red Lodge Surveying is the surveyor on the project. The proposed 14 lot subdivision is adjacent to and a continuation of the previous phases of the Hillbrook Estates Major Subdivision development. The prior phases included access points to this site in anticipation of future development. The proposed subdivision is located east of Park City on Old Mill Road north of the previous phases of Hillbrook Estates Major Subdivision. Access is provided from Old Mill Road (to an existing home), and from Elm Drive and Silverado Drive; the legal description is Lot

40, Hillbrook Estates Major Subdivision, First Phase, Plat 357758, in Section 28, T2S, R23E, Stillwater County, Montana. Forrest went over the staff memo and conditions of approval to the Board. (See County Planning Board file in the Planning Office)

3. **Public Comment:** Israel Sanchez wanted clarification of the walkway and who would be maintaining it; he was also concerned with the coverage of the canal/drainage ditch as he felt it became nasty with dirty water and dead animals and felt it was a serious safety issue for small children. Elizabeth Kalinowski suggested that the ditch needed to be covered to ensure safety. She also was concerned about the maintenance on walkways, roads and concerned how the multi-family units would impact home value. Myron Gross responded that the ditch was only 1 foot deep. The Board did not feel culverting the entire ditch was practical. Fencing was considered, but the Board was concerned about impacts on maintenance, as the ditch is typically maintained through burning. The Board did feel this was an issue that required mitigation, however, and amended the findings under Effect of Public Health and Safety and added conditions 17 and 18 in response to these comments. Myron also responded to the walkway and said that he chose to do a walkway vs parkland as he is required to do one or the other pursuant to Montana State requirements. Myron responded that the HOA has to maintain the walkway and will be done so through dues paid by owners- not renters of property. The Board was comfortable with the proposal for the walking path to be maintained by the property owners' association, similar to the existing park. The Park City Rural Fire District notes a concern with the multi-family lots, and due to the size and residency of the buildings requests additional water supply in the multi-family areas. There is an existing 30,000 gallon dry hydrant located on Walnut Drive which serves the entire Hillbrook Estates development, and the subdivision, as designed, meets the requirements in Section IV.Q. However, buildings other than one or two-family dwelling are required by the State Building Code and the Stillwater County Subdivision Regulations to meet the requirements of the Uniform Fire Code. A requirement that the existing dry hydrant is pump tested to ensure it is functioning properly will demonstrate the required water supply is met. Sharia Gabel said that she spoke with Park City Fire and that they felt the dry hydrant was not sufficient and that the Department's hoses were only 1000 feet. The Board felt the existing dry hydrant was adequate for this development and met the requirements of the Subdivision and did not warrant additional mitigation.

Sharia was also concerned with the multi-housing units as she felt that originally it was presented that it would be dedicated to retirement age renters only and now worries that younger renters could present problems and issues such as an increase in crime. Lynn Johnson was also concerned that the multi-family housing was not senior citizen aged as allegedly proposed and was worried with the possibility that just anybody could be a potential renter. The Board did not feel that regulating the presence of multi-family housing fell within the scope of subdivision review based on the review criteria. It was clarified that the multi-family developments will be subject to the property

owners' association dues. Ben Chavers was also concerned about the walking path maintenance and felt the additional traffic from the multi-housing units would cause a strain on road maintenance. The Board noted that the traffic impact analysis report concluded that the existing infrastructure could accommodate the increase in traffic from this subdivision. It was also noted that lowering the speed limit on Old Mill Road was outside the scope of the preliminary plat application. Old Mill Road is a county road and lowering the speed limit is an issue that would need to be presented to the County Commission.

4. **Close Public Meeting.** With no further comments, Bob Van Oosten, acting as chair closed the public hearing.
5. **Recommendation to the County Commissioners.** Steve made a recommendation to conditionally approve the Hillbrook Phase 4 Subdivision; Carolyn seconded, with all in favor, motion passed.

IV. UNFINISHED BUSINESS:

V. ADJOURN: Bob made a motion to adjourn the meeting at 9:08pm. Carolyn seconded; motion passed.

The next meeting will be on November 4th, 2020 at 7:00 p.m. at the Pavilion.

Christine Baker, Planning